



Froerer & Associates, PLLC
 2755 Washington Blvd. STE 2
 Ogden, UT 84401
 Telephone: 801-389-1533

THREE DAY NOTICE TO PAY RENT OR VACATE

TO: _____

PROPERTY ADDRESS: _____

NOTICE: within THREE (3) DAYS after service of this notice, you are required to pay the rent now due and owing on the premises at the above address, which premises you now occupy as tenant(s). The amounts now due are: RENT in the amount of \$_____ (for the dates between ___/___/_____ and ___/___/_____); LATE FEES in the amount of \$_____; and a NOTICE FEE of \$_____.

TOTAL TO BE PAID: \$_____.

OR, IN THE ALTERNATIVE, you are required, within such period of THREE (3) DAYS, TO VACATE SAID PREMISES and deliver possession to the undersigned landlord or his/her duly authorized agent.

In the event of your failure to comply with this notice, you will be unlawfully detaining possession of said premises, and pursuant to Utah Code Ann. Section 78B-6-811, you will be liable for all damages as authorized by law including treble damages, and an action will be commenced against you to evict you from said premises and to take judgment against you for the rent accrued, damages, court costs, and attorney's fees.

This notice given and served in accordance with the provisions of Utah Code Ann. Section 78B-6-802 and Section 78B-6-805.

BY: _____

DATE: _____

RETURN OF SERVICE AND SELF AUTHENTICATION DECLARATION

STATE OF UTAH)
) : SS.
 COUNTY OF _____)

I do hereby declare Pursuant to Utah Code Ann. § 78B-5-705 that on the date of _____
 I served the above notice upon the tenant(s) as follows:

- Personal delivery of a copy to the named tenant(s).
- Posting of a copy in a conspicuous place on the premises.
- Mailing a copy to the tenant(s) via certified mail to their last known address.

DATED: _____ SIGNATURE: _____